

ZONING REGULATIONS

Single Family Detached Residential

Please note that this information is intended to be used as a general guide only. More detailed information can be found in the City of Fairfax Zoning Code.

	[a] R-1	R-2^a	R-3^a
GENERAL			
Maximum Height	3 stories	3 stories	3 stories or 35 feet
LOT RESTRICTIONS			
Minimum Lot Area	[b] 20,000 sf	12,500 sf ^b	[c] 9,500 sf
Average Lot Area	21,780 sf	15,000 sf	[d] 10,500 sf
Minimum Lot Width	Interior: 100 ft Corner lot: 125 ft	[e] Interior: 85-90 ft Corner lot: 115 ft	Interior: 70 ft Corner lot: 95 ft
Maximum Paved Area	[f] Front: 25% Side: N/A Rear: 25%		
SETBACKS			
Dwellings	[g] Front: 50 ft Side: 15 ft ⁱ Rear: 25 ft	[h] Front: 35 ft [i] Side: 15 ft Rear: 25 ft	[j] Front: 25 ft Side: 12 ft ⁱ Rear: 25 ft
[k] Driveways	Front: N/A Side: 5 ft Rear: 10 ft		
[l] ACCESSORY STRUCTURES			
Maximum lot coverage for all acc. structures	30%		
Maximum lot coverage for detached garages / carports	50% of footprint of dwelling		
Maximum size for storage structures	250 sf		

Maximum size for play structures	100 sf
Maximum antenna diameter	12 ft
General Setbacks for Detached Accessory Structures	
Height >8'6"	Side: Full yard setbacks apply Rear: Setback equal to building height
Height ≤8'6"	Side: 5 ft Rear: 5 ft
Additional Special Setback Regulations	
[m] Pet-related structures	Side: 20 ft Rear: 20 ft
Satellite dish antennas	Must meet all district setback regulations and must be screened.
Sheds	
< 80 sq ft	No setback requirements and no building permit needed
80-150 sq ft	Setback requirements per height but no building permit needed
150-250 sq ft	Setback requirements per height and a building permit is needed
Detached Garages	
Height of side walls >8'6" and peak >12'	Side: Full yard setbacks apply. Rear: Setback equal to building height.
Height of side walls ≤8'6" and peak ≤12'	Side: 5 ft Rear: 5 ft
[n]	
Distance Between Structures	
All structures	7 ft

[\[a\]](#)

Table includes information for conventional residential subdivisions. There are different provisions for cluster subdivisions, of which there are currently none in the City.

[\[b\]](#)

On lots recorded prior to December 7, 1960, one single family dwelling and accessory structure may be erected on a lot which contains at least 7,500 sf of area.

[\[c\]](#)

On lots recorded prior to December 7, 1960, which contain at least 6,000 sf of area.

[\[d\]](#)

Use of out lots shall not be permitted when computing average.

[\[e\]](#)

Generally 90 feet, but up to 20% of lots in a subdivision may be 5 feet narrower.

[\[f\]](#)

May exceed 25% to park two side-by-side cars so long as total paved area is no more than 25 feet long and 18 feet wide.

[\[g\]](#)

The front setbacks is listed and defined in the Zoning Code as the Building Restriction Line (BRL). On streets where the right-of-way is less than 50 feet the BRL shall be 75 feet from the centerline.

[\[h\]](#)

The front setbacks is listed and defined in the Zoning Code as the Building Restriction Line (BRL). Streets where the right-of-way is less than 50 feet the BRL shall be 60 feet from the centerline.

[\[i\]](#)

For any lot recorded prior to December 7, 1960, side setbacks may be reduced to 12 feet. Further, for lots recorded prior to December 7, 1960, with a minimum lot width at the building restriction line less than 90 feet on an interior lot or less than 115 feet on a corner lot, the side setback may be less than 115 feet on a corner lot, the side setback may be reduced three inches for each foot of lot width less than the required lot width. However, in no case shall a single side yard setback be less than eight feet, nor the sum of the two side setbacks less than 20 feet, except as otherwise provided in this article.

[\[j\]](#)

The front setback is listed and defined in the Zoning Code as the Building Restriction Line (BRL). On streets where the right-of-way is less than 50 ft the BRL shall be 50 ft from the centerline.

[\[k\]](#)

Surfaced area for driveway only (with no vehicle parking or storage permitted).

[\[l\]](#)

Accessory structures include, but are not limited to: sheds, doghouses, carports, gazebos, cell towers, etc, and can not be located in front yard except flag poles, statues and basketball hoops.

[\[m\]](#)

Doghouses, pens, rabbit hutches, cages, etc, but not wild or exotic animals and not dog kennels (See Section 110-387 (3)).

[\[n\]](#)

The distance separating any other accessory or principal structure.